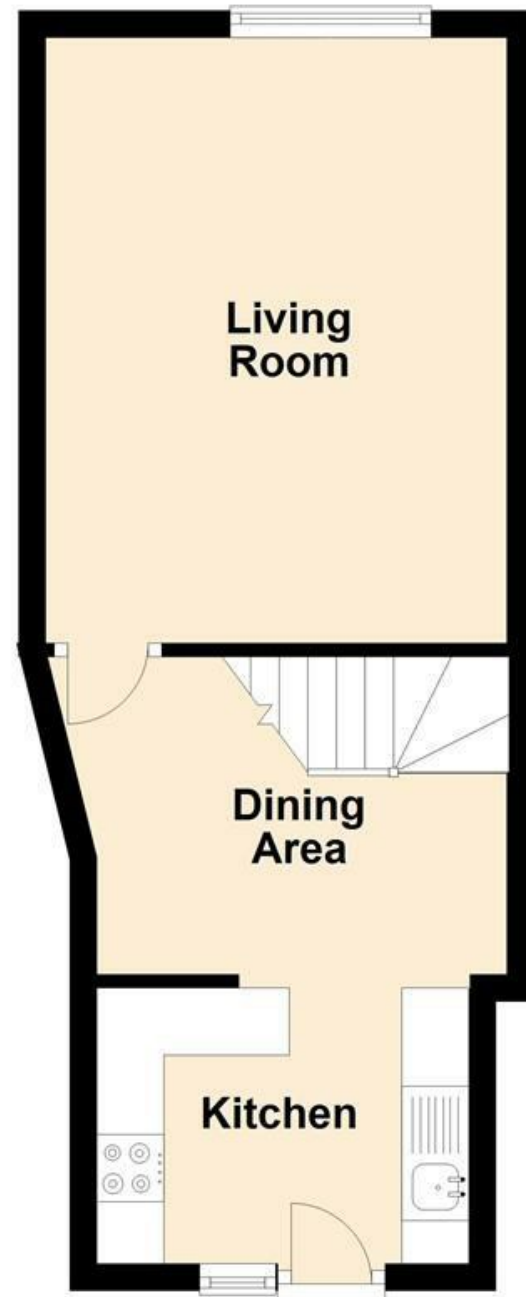


First Floor



Second Floor



PERFECT FOR FIRST TIME BUYERS OR BUY TO LET INVESTORS! Conveniently situated close to the town centre this duplex flat offers easy access to the many local shops and restaurants. Comprising; Fitted kitchen, dining area, living room, TWO BEDROOMS, and a fitted bathroom with a roll top bath.

MISREPRESENTATION ACT 1967.

Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:

1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

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### LIVING ROOM

14'09 x 11'03 (4.50m x 3.43m)

UPVC double glazed window, radiator, built in cupboard, and wooden flooring.



### KITCHEN

6'09 x 9'01 (2.06m x 2.77m)

Composite door, fitted kitchen units to the base and eye level with a wood effect worktop, four ring gas hob, ceramic sink with a chrome mixer tap over, plumbing for washing machine, tiled flooring and opening to;



### DINING AREA

7'09 x 10'0 (2.36m x 3.05m)

Tiled floor, radiator and stairs to the first floor.



### LANDING

UPVC double glazed velux window and loft access.

### BEDROOM ONE

9'01 x 11'09 (2.77m x 3.58m)

UPVC double glazed window, fitted wardrobes, radiator and wooden flooring



### BEDROOM TWO

5'06 x 8'01 (1.68m x 2.46m)

Timber framed double glazed velux window, radiator and wooden flooring.



### BATHROOM

9'03 x 9'10 (2.82m x 3.00m)

UPVC double glazed window, free standing roll top bath with chrome mixer tap over, pedestal wash basin with chrome taps, WC, radiator, built in cupboard housing boiler and wooden flooring.

